

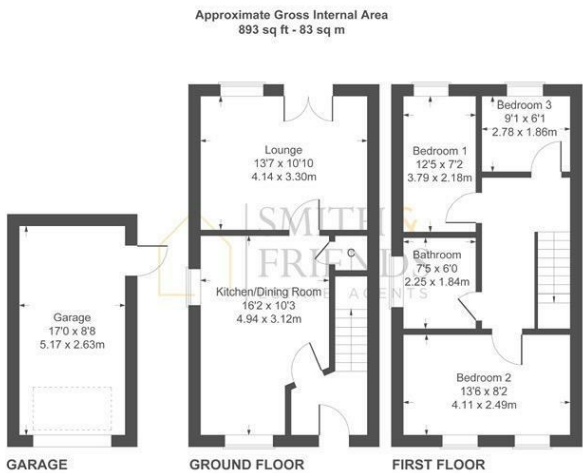


Smith and Friends are delighted to offer this well presented, spacious and light three bedroom property. The property is ideally situated for Town centre and motorway links. The accommodation comprises entrance hall, Kitchen dining room, lounge, to the first floor are three well proportioned properties with a family bathroom. Outside the plot is generous and benefits from a garage with convenience door from the rear elevation. The property enjoys double glazing, gas central heating system. Ideal for a first time buyer or young family.

Mannion Way, Middlesbrough, TS4 2GW
3 Bed - House - Semi-Detached
£169,995
EPC Rating: B
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Mannion Way, Middlesbrough, TS4 2GW



Not to Scale. Produced by The Plan Portal 2025
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
Vary energy efficient - lower running costs	(92 plus) A	Current
	(81-91) B	Potential
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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